



THE
BRADES

Roger
Parry
& Partners

The Brades, 2 Chirbury Road, Montgomery,
SY15 6QW



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Offers Over £235,000

A period, double-fronted, semi-detached property situated on the outskirts of the popular market town of Montgomery requiring full renovation including reconnection of services



A period, double-fronted, semi-detached property situated on the outskirts of the popular market town of Montgomery requiring full renovation including reconnection of services. The property, once finished, will provide a beautiful elegant, and spacious, family home. The property has been stripped back to its bare walls so it is now all ready to start the renovation works. The accommodation briefly comprises entrance hall, two reception rooms to the front both with bay windows, further large kitchen/breakfast room with a large archway leading through to study/snug. Upstairs there are four good-sized bedrooms with the provision to provide two bathrooms/shower rooms. The property is set in a good-sized plot with separate vehicular access to the rear providing off-road parking together with block brick-built detached garage.

Montgomery is a lovely small town situated in the beautiful Montgomeryshire countryside with a good selection of local amenities and its famous castle.

ACCOMMODATION COMPRISING:

ENTRANCE HALL

13'8" x 6'2" (4.17 x 1.88)

With original staircase leading to first floor.

Entrance hall gives access to:

RECEPTION ROOM ONE

15'8" x 12'0" (4.78 x 3.66)

With original chimney breast and bay window to the front.

RECEPTION ROOM TWO

15'8" x 12'0" (4.78 x 3.66)

With original chimney breast and bay window to the front.

KITCHEN/BREAKFAST ROOM

17'0" x 10'3" (5.18 x 3.12)

With two windows to the rear. No fittings presently.

Archway through to:

SNUG

13'0" x 11'8" (3.96 x 3.56)

With remains of the original fireplace with service door to the rear and fanlight above. Window to the side.

From entrance hall, original staircase leads to split-level landing.

BEDROOM ONE (FRONT)

13'0" x 11'0" (3.96 x 3.35)

With window to the front.

BEDROOM TWO (FRONT)

13'0" x 11'0" (3.96 x 3.35)

With window to the front.

BEDROOM THREE (REAR)

10'7" x 10'5" (3.23 x 3.18)

With window to the rear.

BEDROOM FOUR (REAR)

10'5" x 6'6" (3.18 x 1.98)

With window to the side.

BATHROOM/SHOWER ROOM ONE (REAR)

With no plumbing or fittings.

BATHROOM/SHOWER ROOM TWO (REAR)

With no plumbing or fittings.

OUTSIDE FRONT

The property is approached through a wrought iron gate with paved pathway leading up to the front porch. Paved pathway extending across the front and down the side of the property to the rear with side pedestrian access to the lane. Front gardens run to a good size and are enclosed by stone walling and wrought iron railings.

OUTSIDE REAR

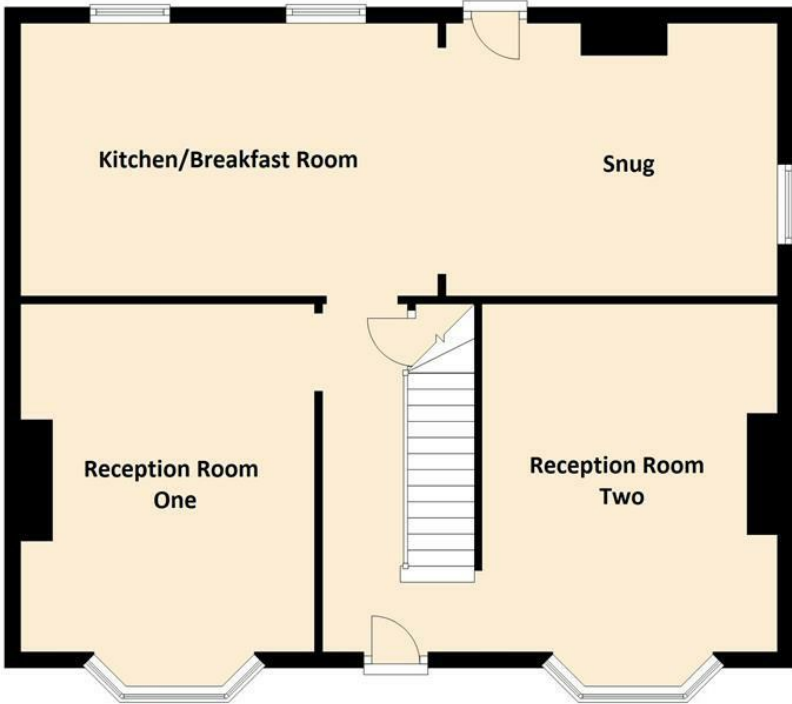
Separate vehicular access down lane situated to the right of the property leads round to the rear providing off-road parking and giving access to block brick-built detached garage. Concrete paved area situated to the rear of the property with gardens extending and enclosed by a variety of fencing and walling.

DIRECTIONS

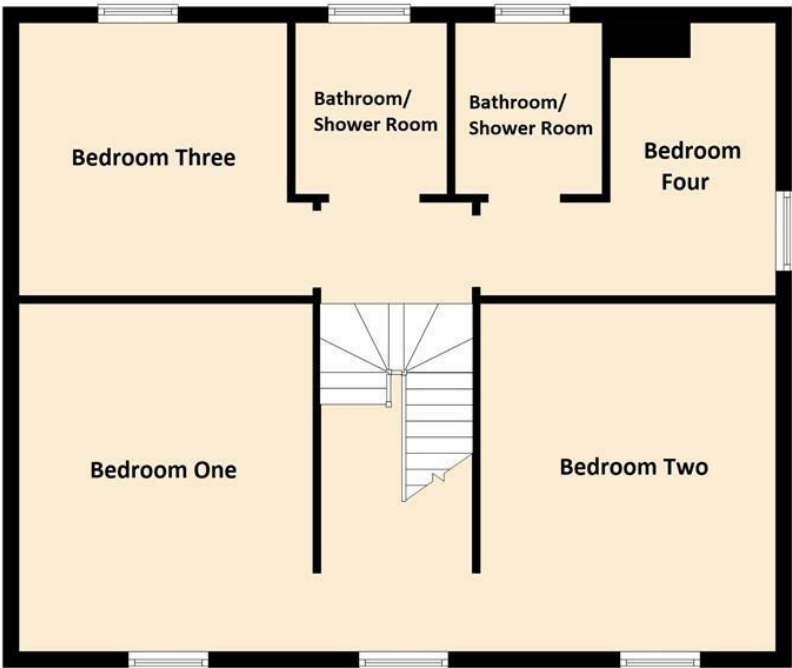
On entering Montgomery Town from the Chirbury Road go past the fire station on the left-hand side and the property is situated shortly after on the right-hand side.

Floor Plan
(not to scale - for identification purposes only)

Ground Floor
Approx. 74.8 sq. metres (805.1 sq. feet)



First Floor
Approx. 74.3 sq. metres (799.5 sq. feet)



Total area: approx. 149.1 sq. metres (1604.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

General Services:

Local Authority: Powys County Council

Council Tax Band: E

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

On entering Montgomery Town from the Chirbury Road go past the fire station on the left-hand side and the property is situated shortly after on the right-hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.